

RUMSON PLANNING BOARD

April 1, 2019

MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Acting Chairman Clark, Councilman Rubin, Councilman Casazza, Mr. Boyer, Mr. Shanley, Mrs. Marino, Mr. Barham

Absent: Chairman Lospinuso, Mrs. White, Mrs. Baret, Mrs. Ford

Also present: Michael B. Steib, Esq., Fred Andre', Bonnie Heard representing T&M Associates and State Shorthand Reporting Services.

The notice requirements of the Open Public Meetings Act were stated as being met.

Chairman Clark asked for any comments on the January 7, 2019 Minutes. Mr. Boyer made a Motion to approve the Minutes as submitted; Seconded by Councilman Rubin.

Roll call vote:

Ayes: Chairman Clark, Councilman Rubin, Councilman Casazza, Mr. Boyer, Mr. Shanley, Mrs. Marino

Nays: None

Abstain: Mr. Barham

Mr. Steib announced that the application of Raymond Rapcavage for property located at 16 Narumson Street be presented for the Board's consideration. Mr. Shanley recused himself from hearing the application. Anthony J. Sposaro, Esquire, representing the application addressed the Board. Mr. Sposaro advised the Board that the application is to subdivide the 12,574 square foot tract into two new single-family building lots.

Ms. Heard reviewed the T&M Associates report dated January 30, 2019 and advised that the applicant is requesting several completeness waivers for items enumerated in the report. Councilman Rubin made a motion to grant the requested waivers; Seconded by Councilman Casazza.

Roll call vote:

Ayes: Chairman Clark, Councilman Rubin, Councilman Casazza, Mr. Boyer, Mrs. Marino, Mr. Barham

Nays: None

Mr. Steib advised that the Board is in receipt of the following exhibits: A-1 Application dated January 4, 2019; A-1 Minor Subdivision Plan prepared E.M. Waterbury and Associates, P.A., dated January 3, 2019; A-3 Architectural Elevation and Floor Plans prepared by David Carnivale dated January 8, 2019; A-4 Completeness and Engineering review prepared by T&M Associates dated January 30, 2019; A-5 Monmouth County Planning Board exception letter dated January 29, 2019; A-6 Letter from Trident Abstract dated February 20, 2019.

Mr. Sposaro introduced Elizabeth Waterbury, a New Jersey licensed engineer and planner. Ms. Waterbury is sworn in and the Board accepted her credentials. Ms. Waterbury described the existing conditions of the property and advised that the single-family home and associates structures are proposed to be removed.

Ms. Waterbury submitted the following exhibits for the Board's consideration: A-7 Colored Sheet 2 of exhibit A-2; A-8 Colored Sheet 1 of exhibit A-2 with Post-It; A-9 Aerial and street-view photographs.

Ms. Waterbury described the surrounding area and explained that the property is currently located in the R-5 Residential Zone. The existing lot has an under-sized lot circle and there is no available land that could be added to increase the size of the property. Ms. Waterbury described the surrounding properties and area.

Mr. Sposaro introduced David Carnivale, a New Jersey licensed architect. Mr. Carnivale was sworn in and the Board accepted his credentials. Mr. Carnivale submitted an Architectural Rendering packet consisting of three pages, which was marked exhibit A-10. Mr. Carnivale described the architectural details of the proposed new single-family homes. Mr. Sposaro stated that the renderings by Mr. Carnivale are the actual homes that will be built should the subdivision be approved.

Mr. Sposaro introduced Raymond Rapcavage, the property owner. Mr. Rapcavage was sworn in and addressed the Board. Mr. Rapcavage reiterated that his proposal will be to build these two attractive homes and will enhance the neighborhood. Mr. Rapcavage owned the property for eight years.

Mr. Sposaro recalled Ms. Waterbury to provide planning testimony. Ms. Waterbury explained that the use, density and FAR are permitted in the zone. The variances associated with this application are C variances, a couple of Bulk variances, and a couple that would relate C1 criteria. The property is surrounded on two sides by roads and on the other two sides by the school. Ms. Waterbury the proposal promotes the appropriate population densities and promotes a desirable visual environment. The existing house is in poor condition and is an eye sore to the neighborhood. The variances can be granted without substantial impairment to the public good. The benefits substantially outweigh any detriments. The grant of the requested variances will not substantially impair the intent and purposes of the zone plan or ordinances.

Chairman Clark open the application for public questions. Elizabeth Connor residing at 63 Lennox Avenue asked about parking for the two residences. Ms. Waterbury stated that each home will have a one-car garage with associated driveways.

Mike Geoghegan residing at 48 Forrest Avenue asked whether the Borough or the school wanted to acquire the property. Mr. Sposaro stated that the school was not interested in acquiring the property, nor in selling any additional property to enlarge the parcel.

Chairman Clark open the application for public comments. Theresa Connor residing at 63 Lennox Avenue, was sworn. Ms. Connor commented that this particular area has a lovely 1940's feel to it and she would like to see that maintained and one home would be preferable. Subdividing this property could set a precedent.

Mike Geoghegan residing at 48 Forrest Avenue, was sworn. Mr. Geoghegan spoke in opposition to the proposal and one home would be preferable.

Russell Gross residing at 50 Forrest Avenue, was sworn. Mr. Gross gave a history of the neighborhood. Echoed his neighbors that one home would be preferable.

There being no further public comment, Chairman Clark closed the public portion.

Mr. Sposaro gave a brief summation of the proposal.

Board Members expressed concern with the number of variances being requested.

Councilman Casazza made a Motion to deny the application; Seconded by Ms. Marino.

Roll call vote:

Ayes: Chairman Clark, Councilman Casazza, Mr. Boyer, Mrs. Marino, Mr. Barham

Nays: Councilman Rubin

Mr. Steib reviewed his recommendations regarding 5G small wireless facilities contained in his March 22, 2019 Memorandum.

Mr. Steib advised the Board that no Executive Session was necessary.

There being no further business before the Board, the meeting was adjourned at 9:35 p.m.

The next scheduled meeting will be May 6, 2019 at 7:30 p.m.

Respectfully submitted,  
Michele MacPherson